

The State of South Carolina  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

VOL 945 PAGE 533

JUN 6 10 18 AM '72

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Greenville County  
R. M. S.  
Paid \$...  
Act No: 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS: KENNETH T. BLACK AND JULIUS B. WATSON, JR.

..... have agreed to sell to  
JAMES G. BOWERS AND CHARLOTTE M. BOWERS ..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 42 of Spring Brook Terrace Subdivision, recorded in Plat Book KK, Page 143, and having, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Miami Avenue 390 feet east of the curved intersection of Walton Street; thence running N. 2-00 W. 150 feet to an iron pin; thence N. 88-00 E. 75 feet to an iron pin; thence S. 2-00 E. 150 feet to an iron pin on said Avenue; thence with Miami Avenue, S. 88-00 W. 75 feet to the point of beginning.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Sixteen Thousand Six Hundred & No/100--Dollars in the following manner \$114.63 per month commencing June 1, 1972 and \$114.63 on the 1st day of each and every month thereafter until ten (10) years from date hereof, at which time Purchasers agree to refinance with a lending agency and pay off the balance due at that time. until the full purchase price is paid, with interest on same from date at Eight (8%) per cent, per annum until paid to be computed and paid monthly, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of Fifteen per cent (15%) dollars for attorney's fees, as is shown by their note of even date herewith. The purchaser S agrees to pay all taxes and insurance while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due they shall be discharged in law and equity from all liability to make said deed, and may treat said James G. Bowers and Charlotte M. Bowers as tenants holding over after termination, or contrary to the terms of said lease and shall be entitled to claim and recover, or retain if already paid the sum of One Hundred Fourteen & 63/100-----dollars per month for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set OUR hand S and seal S this 1st day of June A. D., 1972.

In the presence of:  
Peggy McKinney ..... Kenneth T. Black ..... (Seal)  
Edward R. Hamner ..... Julius B. Watson, Jr. ..... (Seal)  
James G. Bowers  
Charlotte M. Bowers